Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Ave, Suite 225
901-881-8600

Karen Johnson Davidson County
Batch# 1222306 DEEDWARR
12/31/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20241231-0101605

WARRANTY DEED

Effective as of **27th day of December, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VM Master Issuer, LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Alexander Abernathy, and Jillian Abernathy, husband and wife,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of SECTION 2, CLOVERLAND ACRES, as shown by plat of record in Plat Book 4460, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to VM Master Issuer, LLC, by Quitclaim Deed from Mesa Verde Assets, LLC, of record in Instrument No. 20230831-0068390, in the Register's Office of Davidson County, Tennessee, dated August 30, 2023, and recorded on August 31, 2023.

Being the same property conveyed to Mesa Verde Assets LLC, by Warranty Deed from David M. Alcorn, Married, of record in Instrument No. 20211013-0137389, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021, and recorded on October 13, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2025 Davidson County** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand on this 23rd day of December 2024

GRANTOR:

VM Master Issuer, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Kelly Hallford
Its: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, notary public of the state and county mentioned, personally appeared Kelly Hallford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be** Kelly Hallford **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Master Issuer, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such** Kelly Hallford **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Master Issuer, LLC, a Delaware Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Phoenix, AZ**, this** 23rd **day of** December**, 2024.**

_____
Notary Signature

COLTON RICHARDSON
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission Number 608994
My Comm. Expires Aug. 15, 2025

Printed Name: Colton Richardson

My commission expires: Aug 15, 2025

New Owner Name and Address to/ Mail tax bills to:
Alexander Abernathy and Jillian Abernathy
5712 cloverland place,
Brentwood, TN 37027

Property Address:
5712 Cloverland Place
Brentwood, TN 37027

Parcel I.D. Numbers: 171 07 0 023.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$865,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this _____ day of December , 2024

_____
NOTARY PUBLIC
Commission expires: 3/11/2026

CASSANDRA TUCKER
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 11, 2026
COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Alan Alsobrook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/27/2024 (date of document).

Affiant Signature

12/27/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27